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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) RESTRICTIONS

BUILDING RESTRICTIONS OR PROTECTIVE COVENANTS APPLICABLE TO PROPERTY OF W. L. KING AS SHOWN ON PLAT MADE BY BEESON & SCOTT DATED August 20, 1952, AND RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY ON August 26, 1953, IN PLAT BOOK BB AT PAGE 153, KNOWN AS JUANITA COURT SUBDIVISION.

The following building restrictions or protective covenants are hereby imposed by the undersigned who is the owner of all lots as shown on plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book BB at Page 153.

THESE covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1973, at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation. Invalidation of any one of these covenants by judgment or Court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

1. All lots as shown on said plat shall be used for residential purposes only and no residence shall be erected, altered, placed or permitted to remain on any of said lots other than single family detached dwellings not to exceed $2\frac{1}{2}$ stories in height, and a private garage for not more than two cars.

2. No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans, specifications, and plot